



CITY OF MANCHESTER

PLANNING AND COMMUNITY DEVELOPMENT

Planning & Land Use Management
Building Regulations
Community Improvement Program
Zoning Board of Adjustment

Leon L. LaFreniere, AICP
Director

Pamela H. Goucher, AICP
Deputy Director Planning & Zoning

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Deputy Director Building Regulations

MANCHESTER ZONING BOARD OF ADJUSTMENT PUBLIC HEARING / LIMITED BUSINESS MEETING Thursday, January 13, 2022 – 6:00 PM City Hall, Third Floor – Aldermanic Chambers

I. The Chairman calls the meeting to order and introduces the Zoning Board Members and City Staff.

II. PUBLIC HEARING:

(Current Items)

1. **ZBA2021-150**
195 Electric Street, R-1B Zoning District, Ward 11

Murray Davis proposes to create an accessory dwelling unit in the second story of a detached garage with 864 SF, where 750 SF is allowed, maintain the detached garage with a height of 24' where 20' is allowed, maintain a 6' x 8' covered entry way with a 2' front yard setback where 20' is required and maintain a gravel driveway and parking space and seeks a variance from sections **8.26(C)** Accessory Dwelling Unit, **8.29(A)3** Accessory Structures and Uses **6.03(A)** Front Yard Setback and **10.07(E)** Parking Paving, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through November 26, 2021.

2. **ZBA2021-153**
35 High Street, C-1 Zoning District, Ward 3

Craig St. Pierre proposes to convert an existing office building to a multi-family dwelling with five units on a lot with 5,000 SF where 17,000 SF is required and seeks a variance from section **8.04** Minimum Buildable Lot Area, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 7, 2021.

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3. **ZBA2021-154**
105 Prospect Street, R-3 Zoning District, Ward 3

Matthew Routhier (Agent) proposes to redevelop the property with a six unit multi-family dwelling, where the parking area does not maintain the required 10' landscaped buffer around the entire perimeter and seeks a variance from section **10.07(G)** Landscaping, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 20, 2021

4. **ZBA2021-156**
809 Valley Street, R-2 Zoning District, Ward 7

Chrisanne Proulx proposes to maintain a driveway width of 28' where 24' is allowed and seeks a variance from section **10.08(C)** Driveway Width, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 21, 2021.

5. **ZBA2021-157**
35 West Brook Street, CBD Zoning District, Ward 3

Christopher Drescher, Esq. (Agent) proposes to establish a brewery within the Central Business District and seeks a variance from section **5.10(D)4** Wholesale Bakery or Food Processing Plant, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 27, 2021.

6. **ZBA2021-158**
101 Titus Avenue, R-1B Zoning District, Ward 9

Daniel Muller, Esq. (Agent) proposes to maintain a shed in the side yard within the required 10' side yard setback, maintain a pergola partially in the street yard on a corner lot, and maintain a second parking space partially within the front yard setback and seeks an equitable waiver from sections **8.29(A)2** Accessory Structures and Uses, **8.29(A)1** Accessory Structures and Uses and **10.09(B)2** Parking Setbacks, of the Zoning Ordinance of the City of Manchester, New Hampshire, as per documents submitted through December 28, 2021.

III. BUSINESS MEETING:

1. **ADMINISTRATIVE MATTERS:**

(Request for Rehearing)

7. **ZBA2021-116**
324 Hanover Street, R-3 Zoning District, Ward 4

Attorney Roy Tilsley (Agent) requests a rehearing of case ZBA2021-116, appealing the decision of the Zoning Board of Adjustment denying the Administrative Appeal of the administrative decision of the Plans Examiner declining to issue a building permit for construction of a new multi-family building on the applicant's property situated at 324 Hanover street on the basis that case #ZBA2021-019 extended the start date for the project to August 7, 2019 and the two year duration to complete construction had expired prior to the permit application as per documents submitted through December 9, 2021.

1. **Review and approval of the ZBA Minutes of November 10, 2021 and December 9, 2021.**
2. **Any other business items from the ZBA staff or Board Members.**

<p>Full text of the agenda items is on file for review in the Planning & Community Development Department. The order of the agenda is subject to change on the call of the Chairman.</p>
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